

101
12/4



Addendum to a Mitigated Negative Declaration

Land Development
Review Division
(619) 446-5460

Project No. 125903
Addendum to MND Project No. 11891

SUBJECT: Carmel Valley Skate Facility CITY COUNCIL APPROVAL to allow for the construction of a 15,000 square-foot skate facility, a 500 square-foot restroom/concession building, and a 400 square-foot shade pavilion on a site located at 12600 El Camino Real in the Carmel Valley Community Plan (South portion of Lot 18, of Map 10945), within a portion of previously graded site. Applicant: City of San Diego, Architectural Engineering & Contracts Division, Engineering and Capital Projects Department.

I. DESCRIPTION OF CURRENT ACTION:

City Council approval would allow for the construction of a 15,000 square-foot skate facility, a 500 square-foot restroom/concession building, and a 400 square-foot shade pavilion on a .56 acre portion of a previously graded six-acre site (Figure 1 & 2). Currently, the rest of the site is occupied by a police station and a vehicle maintenance facility.

To accommodate the new facilities further grading would be required. The projected grading volume would be approximately 1,170 cubic yards of soil removal from the 0.56 acres of the project site. The Storm Water Applicability Checklist was completed for the project and it was determined that this would be a medium priority project and a Storm Water Pollution Prevention Plan (SWPPP) would not be required. However, Best Management Practices (BMPs) would be incorporated into the design of the project. The use of the BMPs would effectively prevent the entry of pollutants from the construction site into the storm drain system during construction.

II. ENVIRONMENTAL SETTING:

The proposed project is located at 12600 El Camino Real in the Carmel Valley Community Plan Area (Figure 3). The project is bounded by office and industrial uses on the west and north sides. On the east side, across El Camino Real, are multi-family residential developments and the Carmel Valley Community Park. A biotechnical company is directly north of the site. The site is not located within or adjacent to the City's Multiple Species Conservation Program (MSCP), Multi-Habitat Planning Area (MHPA).

III. PROJECT BACKGROUND

A Mitigated Negative Declaration (MND PTS# 11891) was prepared for the Northwest Police Station and a Community Center project by the City of San Diego's Environmental Analysis Section (EAS) and was certified by City Council on December 12, 2004 (resolution number 299988). The MND covered the construction of a police station, vehicle maintenance facility and a community center. However, the Carmel

Valley Community Planning Board indicated that a community center was not needed at this location and instead voted in favor of a skate park.

The MND concluded that the Northwest Police Station and Community Center project could result in significant environmental impacts relating to Transportation and Paleontology. Therefore, mitigation measures were implemented to reduce these impacts to below a level of significance.

The current project does not result in new impacts which would require mitigation, therefore an Addendum to the MND was prepared.

IV. DETERMINATION:

The City of San Diego previously prepared a Mitigated Negative Declaration for the project described in the subject block of the attached MND.

Based upon a review of the current project, it has been determined that:

- a. There are no new significant environmental impacts not considered in the previous MND;
- b. No substantial changes have occurred with respect to the circumstances under which the project is undertaken; and
- c. There is no new information of substantial importance to the project.

Therefore, in accordance with Section 15164 of the State CEQA Guidelines this addendum has been prepared.

V. ENVIRONMENTAL ANALYSIS:

Transportation

The analysis of the Northwest Police Station and Community Center project determined that because the proposed project was increasing the average daily trips in the area mitigation would be required. In the course of the construction of the police station and the vehicle maintenance facility the transportation mitigation measures from section V. of MMRP 11891 were implemented. LDR-Transportation determined that by changing the use from a community center to a skate park no new transportation impacts would occur; therefore, no further mitigation would be required.

Paleontology

According to the Geology of the San Diego Metropolitan Area, California, 1975, published by the California Division of Mines and Geology, the majority of the project area is underlain by the Del Mar and Friars geologic formations. These formations have produced diverse and well-preserved marine invertebrate and terrestrial vertebrate fossils and have been assigned a high resource potential. Because the project is proposing further excavation potential impacts to paleontological resources could occur. Disturbance or loss of fossils without adequate documentation and curation would be considered a significant environmental impact. Therefore, the Mitigation, Monitoring and Reporting Program detailed in Section V of the MND 11891 would be implemented. The program requires that a qualified Paleontologist or Paleontological Monitor be present during all excavations that could impact previously undisturbed formations. If

significant paleontological resources are discovered, a recovery and documentation program would be implemented. With implementation of the Mitigation, Monitoring and Reporting Program, impacts to paleontological resources would be reduced to a less than significant level.

Health and Public Safety

The originally approved project included an oil lubrication station with one-new and one-used 1000-gallon underground oil tank, and a fuel station with two 10,000-gallon double walled unleaded fuel underground tanks, and the City is considering generating a portion of the power on site via natural gas. If this were to be included as part of the project an above ground tank would be required for the gas. These tanks and associated infrastructure would be required to meet the standards established by Assembly Bill 2481 and are regulated as described below:

- The City's Environmental Services Department Underground Storage Tank (UST) group provides direction and oversight for both the underground and above-ground tank structural materials, installation, monitoring, testing, and repair activities. The tanks must be tested yearly.
- The emissions and vapor recovery systems for the tanks and pumps are regulated by the Air Pollution Control District.
- A Hazardous Materials Permit is required by the County Department of Environmental Health for the storage of fuel and new/used oil, transmission fluid, and any other products.
- The transport of fuel is regulated by the Federal Department of Transportation.
- The City Fire Department also issues a permit for the installation of USTs and above-ground storage tanks.

The proposed vehicle maintenance facility includes a paint spraying station. Regulation of this function of the facility would fall under the jurisdiction of the San Diego County Air Pollution Control District. An approved County permit would be required for the construction and operation of the proposed paint spray facility. The County may also require emission inventory plans and plan updates, health risk assessments and risk reduction audits as deemed necessary under their authority for all applicable on-site uses. Compliance with the applicable laws and the level of oversight provided by the regulatory entities named above would preclude significant impacts related to health and safety, including air quality effects.

 (FER)
Myra Herrmann, Senior Planner
Development Services Department

June 22, 2007
Date of Final AMND

Analyst: Jeffrey Szymanski

Figure 1- Site Plan
Figure 2- Elevation
Figure 3- Location Map

DISTRIBUTION:

The addendum and the final MND were distributed to:
City of San Diego:

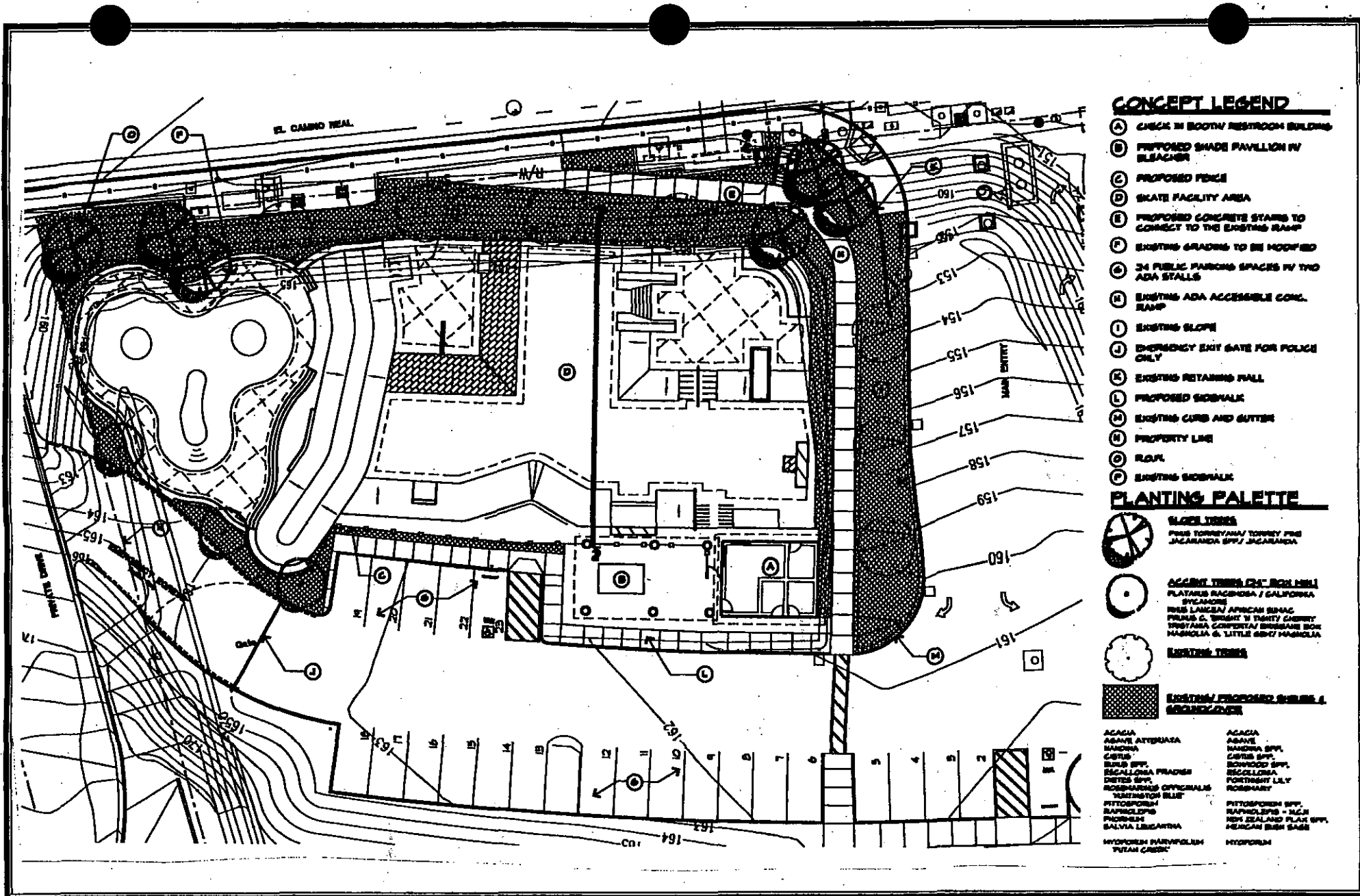
Council District 1, Councilmember Scott Peters
Development Services Department (78, 78A)
Carmel Valley Branch Library (81F)
Carmel Valley Community Service Center (344A)
Library (81)
Environmental Services (93A)
Architectural Engineering and Contracts, Public Building and Parks (MS 614)
Planning Department
San Diego Police Department (84)
San Diego Fire Department - Hazardous Materials Bob Medan (MS 411)

State and County Agencies:

California Regional Water Quality Control Board (44)
CALTRANS (31)
State Department of Health Services (33)
Cal EPA (37A)
County Hazardous Materials Management Division(75)
County Air Pollution Control District (65)
Resources Agency (43)

Others:

San Diego Transit (112)
San Diego Gas & Electric (114)
Metropolitan Transit Development Board (115)
Solana Beach School District (129)
Environmental Health Coalition (169)
Pardee Construction Company (345)
Carmel Valley Community Planning Board (350)
Del Mar Mesa Community Planning Board (361)
Torrey Pines Association (472)

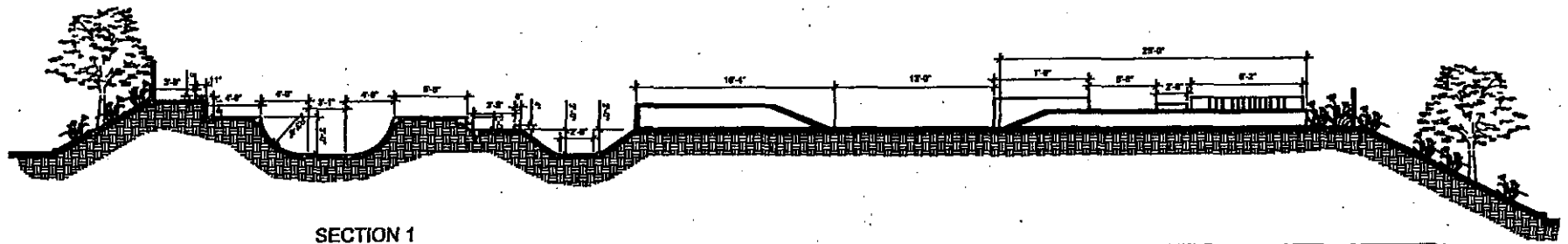


Site Plan

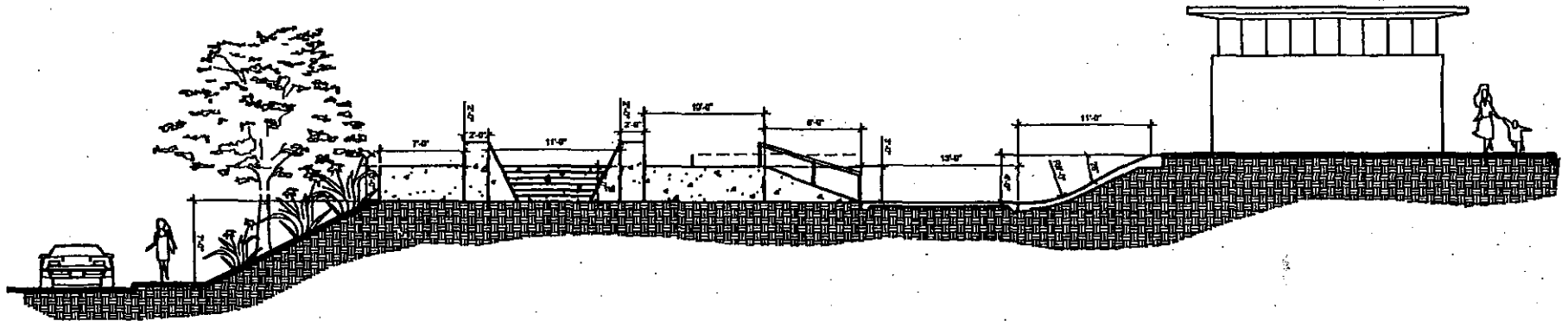
Environmental Analysis Section - Project No. 125903
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure

1



SECTION 1
SCALE: 1/4" = 1'-0"



SECTION 2
SCALE: 1/4" = 1'-0"



Elevation

Environmental Analysis Section - Project No. 125903
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure

2



Figure 3



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project No. 11891

SUBJECT: **NORTHWEST POLICE STATION AND COMMUNITY CENTER:** Council Approval of Capital Improvement Project No. 36-059.0 for the construction of an approximately 21,000-square-foot police station, 2683-square-foot community service center, and 5,335-square-foot vehicle maintenance facility on a six-acre vacant site at 12780 & 12790 El Camino Real in the Carmel Valley community (Lots 18 and 19 of Map No. 10945). LDR No. 360590
Applicant: City of San Diego, Engineering and Capital Projects Department

- I. **PROJECT DESCRIPTION:** See attached Initial Study.
- II. **ENVIRONMENTAL SETTING:** See attached Initial Study.
- III. **DETERMINATION:**

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: Paleontology and Transportation. Subsequent revisions in the project proposal create the specific mitigation identified in Section V of this Mitigated Negative Declaration (MND). The project as revised now avoids or mitigates the potentially significant environmental effects previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. **DOCUMENTATION:**

The attached Initial Study documents the reasons to support the above Determination.

V. **MITIGATION, MONITORING AND REPORTING PROGRAM:**

General measures which must be completed prior to any authorization to proceed:

1. The applicant shall comply with the Mitigation, Monitoring and Reporting Program (MMRP) as specified in the MND for Project No. 11891 satisfactory to the City Manager and the City Engineer. Prior to issuance of any construction permit(s) or filing of final map(s), all mitigation measures as specifically outlined in the MMRP shall be implemented for the following issue areas: Paleontology and Transportation.
2. The Environmental Review Manager (ERM) of the City's Land Development Review Division (LDR) shall verify that the following statement is shown on the construction plans as a note under the heading, *Environmental Requirements*: "The Northwest Police Station and Community Center Project is subject to a Mitigation Monitoring and Reporting Program and shall conform to the mitigation conditions as contained in MND (Project No. 11891)".

Paleontological Resources

Prior to preconstruction (precon) meeting

1. Land Development Review (LDR) Plan Check
 - a. Prior to the first Precon Meeting, the Environmental Review Manager (ERM) of LDR shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.
2. Letters of Qualification have been Submitted to ERM
 - a. Prior to the first Precon Meeting, the applicant shall provide a letter of verification to the ERM of LDR stating that a qualified Paleontologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.
3. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC).
 - a. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Paleontological Monitoring of the project.
 - b. MMC will provide Plan Check with a copy of both the first and second letter.
4. Records Search Prior to Precon Meeting

At least thirty days prior to the Precon meeting, the qualified Paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the PI stating that the search was completed.

Precon Meeting

1. Monitor Shall Attend Precon Meetings
 - a. Prior to beginning of any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Paleontologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building inspector (BI), and MMC. The qualified Paleontologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or Grading Contractor.
 - b. If the Monitor is not able to attend the Precon Meeting, the RE, or BI as appropriate, will schedule a focused Precon Meeting for MMC, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.
2. Identify Areas to be Monitored

At the Precon Meeting, the Paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored.
3. When Monitoring Will Occur

Prior to the start of work, the Paleontologist also shall submit a construction schedule to MMC through the RE, or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

During Construction

1. Monitor Shall be Present During Grading/Excavation
The qualified Paleontologist shall be present full-time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity at depths of 10 feet or more (measured from existing grade), and shall document activity via the Consultant Site Visit Record (form). This form shall be sent to the RE, or BI as appropriate, each month. The RE, or BI as appropriate, will forward copies to MMC.
2. Monitoring of Trenches Will Include Mainline, Laterals, and all Appurtenances
Monitoring is required for the mainline, laterals, services and all other appurtenances that impact formations with high and moderate resource at depths of 10 feet or greater as detailed on the plans or in the contract documents, identified by drawing number or plan file number. *It is the contractors responsibility to keep the monitors up-to-date with current plans.*
3. Discoveries
 - a. Minor Paleontological Discovery
In the event of a minor Paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the Paleontologist shall notify the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist will continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.
 - b. Significant Paleontological Discovery
In the event of a significant Paleontological discovery, and when requested by the Paleontologist, the city RE, or BI as appropriate, shall be notified and shall divert, direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist with Principal Investigator (PI) level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.
4. Night Work
 - a. If night work is included in the contract
 - (1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - (2) The following procedures shall be followed:
 - (a) No Discoveries
In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.
 - b. Minor Discoveries
 - (1) All Minor Discoveries will be processed and documented using the existing procedures under 3.a., with the exception that the RE will contact MMC by 9 A.M. the following morning.
 - b. Potentially Significant Discoveries
 - (1) If the PI determines that a potentially significant discovery has been made, the procedures under 3.b., will be followed, with the exception \ that the RE will contact MMC by 8 A.M. the following morning to report and discuss the findings.
 - d. If night work becomes necessary during the course of construction

- (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
- (2) The RE, or BI, as appropriate, will notify MMC immediately.
- e. All other procedures described above will apply, as appropriate.

5. Notification of Completion

The Paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.

Post Construction

The Paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines.

1. Submit Letter of Acceptance from Local Qualified Curation Facility.
The Paleontologist shall be responsible for submittal of a letter of acceptance to ERM of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.
2. If Fossil Collection is not Accepted, Contact LDR for Alternatives
If the fossil collection is not accepted by a local qualified curation facility for reasons other than inadequate preparation of specimens, the project Paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.
3. Recording Sites with San Diego Natural History Museum
The Paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum.
4. Final Results Report
 - a. Within three months following the completion of grading/trenching, two copies of the Final Results Report (even if negative), which describes the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ERM of LDR and one additional copy shall be sent to the RE or BI, as appropriate.
 - b. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

Transportation

Prior to the issuance of any Building Permit the applicant shall to the satisfaction of the City Engineer::

1. Align the proposed access point with the existing Elijah Court intersection.
2. Modify the existing traffic signal at El Camino Real and Elijah Court intersection.
3. Provide two outbound lanes and one inbound lane at the proposed access point onto El Camino Real.
4. Provide a standard 250-foot-wide left turn lane with a 120-foot-wide transition in the northbound to westbound direction at the intersection of El Camino Real and Elijah Court.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego:

Council District 1, Councilmember Scott Peters
Development Services Department (78, 78A)
Carmel Valley Branch Library
Carmel Valley Community Service Center (344A)
Library (81)
Environmental Services (93A)
Engineering and Capital Projects
Planning Department
San Diego Police Department
San Diego Fire Department - Hazardous Materials

State and County Agencies:

California Regional Water Quality Control Board (44)
CALTRANS (31)
State Department of Health Services (33)
Cal EPA (37A)
County Hazardous Materials Management Division(75)
County Air Pollution Control District (65)
Resources Agency (43)

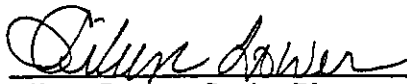
Others:

San Diego Transit (112)
San Diego Gas & Electric (114)
Metropolitan Transit Development Board (115)
Solana Beach School District (129)
Environmental Health Coalition (169)
Pardee Construction Company (345)
Carmel Valley Community Planning Board (350)
Del Mar Mesa Community Planning Board (361)
Torrey Pines Association (472)
Canyon Villas 1 & 2

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- (X) Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration, the Mitigation, Monitoring and Reporting Program and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.



Eileen Lower, Senior Planner
Development Services Department

January 12, 2004
Date of Draft Report

February 10, 2004
Date of Final Report

Analyst: Mirrasoul

DEPARTMENT OF TRANSPORTATION

DISTRICT 11
P. O. BOX 85406, MS 50
SAN DIEGO, CA 92186-5406
PHONE (619) 688-6954
FAX (619) 688-4299



*Flex your power!
Be energy efficient!*

January 29, 2004

11-SD-056
PM 0.31 (KP 0.5)

Ms. Marilyn Mirrasoul
City of San Diego Development Svcs.
1222 First Ave., MS-501
San Diego, CA 92101

RE: Northwest Police Station and Community Center – Draft Mitigated Neg. Dec.

Dear Ms. Mirrasoul:

The Department of Transportation (Department) has reviewed the Draft Mitigated Negative Declaration (MND) for the proposed Northwest Police Station and Community Center, located near State Route 56 (SR-56), Interstate 5 (I-5), Carmel Mountain Road, and El Camino Real. The Department recognizes that there is a strong link between transportation and land use. Given our mission of improving mobility and our direct responsibility as owner / operator of the State Highway System, the Department considers itself a key stakeholder in the review of new developments. We have the following comments.

Traffic Operations Branch

1. Initial Study, Page 4: What guidelines were used to generate the numbers for the average daily trips (ADTs)? What is the A.M. and P.M. peak hour breakdown of the trips? The trips are broken down into the six different types shown in the bullets on page 4. However, these figures add up to the 485 ADT projected increase.
2. Figure 1, Location Map: The location marked Project Site is not the location that is described in the Draft Mitigated Negative Declaration and the Initial Study. The location is described as 12780 and 12790 El Camino Real which is north of SR-56 (Ted Williams Parkway). The location shown in Figure 1 is south of SR-56.

3. In addition, the Department notes that there are several ongoing transportation improvement projects in the vicinity which have the potential to impact the operation of the police facility (e.g., through on/off-ramp work, night closures of local streets, etc.). We encourage close coordination with the Department so that police operations are not inadvertently impacted by

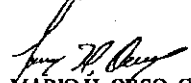
RESPONSES TO COMMENTS

1. The estimated ADT's are based on information obtained using similar existing police facilities (Southern Division, Western Division, Eastern Division, and Northern Division Police Stations) with consideration given to future growth. A majority of the trips occur randomly throughout the day with a maximum of 50 trips due shift changes occurring during peak hour traffic. The three shift changes are from 6:30 A.M. to 8:30 A.M.; 2:00 P.M. to 4:00 P.M., and one during the late evening. The ADT of the 15 trips for the Community Service Center is incorrect. The correct ADT is 175 trips which would result in a total ADT of 485 trips.
2. The "Location Map" has been replaced with a corrected Figure 1.
3. Comment acknowledged.

Ms. Marilyn Mirrasoul
January 29, 2004
Page Two

these construction activities. The Project Manager for SR-56 is Gustavo Dallarda who may be reached at (619) 688-6738. The Project Manager for the work on the Interstate 5/805 Merge and at Carmel Mountain Road is Arturo Jacobo who may be reached at (619) 688-6816. The Department appreciates the opportunity to review the Draft MND for this proposed project. For questions regarding the Traffic Operations comments, please contact Troy Ota at (858) 467-2373. For general questions about the above comments, please contact Brent McDonald at (619) 688-6819.

Sincerely,


MARIO H. ORSO, Chief
Development Review Branch

cc:	BMcDonald	Caltrans Planning / IGR	MS-50
	TOta	Caltrans Frwy. Ops.	MS-55
	CSavage	Caltrans Design	MS-35
	AJacob	Caltrans Proj. Mgmt.	MS-27
	GDallarda	Caltrans Proj. Mgmt.	MS-27

City of San Diego
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-6460

INITIAL STUDY
Project No. 11891

SUBJECT: NORTHWEST POLICE STATION AND COMMUNITY CENTER: Council Approval of Capital Improvement Project No. 36-059.0 for the construction of an approximately 21,000-square-foot police station, 2,683-square-foot community service center, and 5,335-square-foot vehicle maintenance facility on a six-acre vacant site at 12780 & 12790 El Camino Real in the Carmel Valley community (Lots 18 and 19 of Map No. 10945). LDR No. 360590
Applicant: City of San Diego, Engineering and Capital Projects Department

I. PURPOSE AND MAIN FEATURES:

This Capital Improvement Project No. 36-059.0 to be considered by the City Council, would utilize the design build process for the construction of an approximately 21,000-square-foot police station, 2,683-square-foot community service center, and 5,335-square-foot vehicle maintenance facility on a six-acre vacant site (See Figures 1 & 2). The single-story project would be designed with photo voltaic solar panels according to the U.S. Green Building Council's LEED silver standards per City Council Sustainable Building Policy 900-14.

Design Build Process

The design build process is not a low bid process. Instead it is a process where the architect-contractor team use a 30 percent conceptual design, scope of work, and City standards to complete the design, and grading and building plans for the project. Historically, it has been demonstrated that a partnering process between an architect and contractor results in a better quality and best value project since it facilitates a comprehensive and quick resolution of design issues.

Site Selection

The project site and another site located on Townsgate Drive at Pell Place were considered by City staff and community representatives for these uses. The site described in this document was selected and purchased by the City from Pardee Construction Company.

Police Station

The police station would service the northwest area of the City including Carmel Valley and adjacent community plan areas through the year 2015. The police station would include an armory (shotguns, pistols, carbines, flares, ammunition and beanbag shotguns) and a vehicle maintenance facility with a fuel station, oil lubrication station, and a car wash for police vehicles. The maintenance facility activities would include preventative maintenance, repairs (from basic to major rebuild), and body shop operations including painting. The oil lubrication station would include one new and one used 1000-gallon underground oil tank while the fuel station would have two 10,000-gallon double-walled unleaded fuel underground tanks. The City is considering

generating a portion of the power on site via natural gas. If this were to be included as part of the project an above ground tank would be required for the gas. An emergency generator would be located adjacent to the vehicle washing area within a mechanical enclosure to the west of the community service center and approximately 210 feet from the El Camino Real property line. The project would also include two steel trash enclosures (6 feet high and 22 feet long).

Community Service Center

The community service center would provide City resource services for the local community and would include a meeting room for community use. The services to be provided would include: affordable housing listings, alarm permit applications, business tax certificates (licenses), bus schedules, City job listings and applications, community event information, crime prevention information, dog license applications, notary services, Park and Recreation Department class and event schedules, parking citation payments and appeals, Parking District B - College/Rolando Center, Parking Meter Cards, passport application services, minor electrical and plumbing permits, rental property tax payments, social service referrals, tax forms, trolley schedules, water bill payments. Reports of abandoned vehicles, building or zoning code violations, damaged sidewalks and curbs, graffiti, noise complaints, potholes, street and traffic lighting outages would be accepted at the center. In addition, the California Vehicle Code Book, City Annual Budget Report, City Council Policies, City Manager Reports, Community Maps, Community Plans, City Council and Planning Commission dockets, and the San Diego Municipal Code Book would be available as references for the public.

Operational Hours

The police station, fuel station and vehicle washing area would be open 24 hours a day, seven days a week. The vehicle maintenance facility would be open from 6 a.m. to 12 a.m. from Monday through Friday. The body shop would close at 2:30 p.m. because most of the noise would be generated from this operation. The Community Service Center would be open from Monday through Thursday from 8 a.m. to 1 p.m. and 2:30 p.m. to 5 p.m. and on Friday from 1 p.m. to 5 p.m.

Staffing/Parking

The police station would be staffed with 52 personnel, the vehicle maintenance facility with 8, the community service facility with 3 and there would be 100 officers assigned to patrol. The station would have a fleet of 31 vehicles. It is estimated that the entire facility would generate approximately 485 average daily automobile trips. The parking provided would include spaces for 160 police fleet and employee vehicles and 25 spaces for visitors.

Building Design/Exterior Building Treatments/Landscaping

The proposed project would be consistent with the Carmel Valley Employment Center Precise Plan which provides strict standards for lot coverage, building placement/parking, landscaping, screening of service areas, provision of recreational facilities for employees, and limitations on the adverse affects of noise, air and visual pollution. Approximately one percent of the construction budget would be allocated to public art.

The building exterior treatments would consist of stained concrete walls with aluminum windows and metal roofing with skylights. In addition, the project would have wood and steel

overhead trellises. The precise plan envisioned this area as a community asset both economically and aesthetically with buildings placed into park-like surroundings integrated with the town center. Therefore, the landscape plan would be designed to be consistent with these requirements and would include Torrey Pines, Tipu, Jacaranda, Brisbane Box, California Pepper, Purple Orchid, and Golden Rain trees. Shrubs to be planted would include Century Plant, Blue Hibiscus, Pride of Madeira, varieties of Ceanothus, Heavenly Bamboo, varieties of Flax, varieties of Tobira, Kangaroo Paw, Red Yucca, Red Hot Poker, Pittosporum "Compacta", Harbour Dwarf Heavenly Bamboo, Raphiolepis "Clara", Clumping Giant Timber Bamboo, San Diego Red Bougainvillea, Boston Ivy, and a variety of ground covers, grass and a non-irrigated hydroseed mix

Site drainage would be directed to existing City storm drains. Site access would be from El Camino Real.

II. ENVIRONMENTAL SETTING:

The project site was previously rough graded into two development pads, and the earlier grading left the site relatively devoid of vegetation. No sensitive habitat exists on the site. A 65,400-square-foot landscaped open space easement exists along the western portion of the site. High Bluffs Trail, a paved pedestrian trail, runs along the western edge of the easement.

The site is located within the Employment Center Precise Plan within the Carmel Valley Community Planning Area just west and south of the intersection of El Camino Real and Townsgate Drive. The site is bounded on the east by El Camino Real and is located south of Del Mar Heights Road and west of High Bluff Drive (See Figure 1). The project site, commercial buildings located to the west of the High Bluffs Trail, and vacant parcels located north of the site are designated for industrial-office park in the North City West Employment Center Precise Plan and are in the EC (Employment Center) Zone of the Carmel Valley Planned District Ordinance (CVPDO). The parcels to the east and south across El Camino Real contain a park, multi-family residences and are zoned SP, MF-3, and MF-1 in the CV PDO. The project site is not located within or adjacent to the Multi-Habitat Planning Area.

The new facility would be served by Fire Station 24 which would have a response time of 2 minutes to this site. Additional response would be provided by adjacent fire facilities with response times ranging from 9.2 to 9.9 minutes.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

During the review of the project the following environmental issues were determined to be potentially significant.

Paleontology

According to the Geology of the San Diego Metropolitan Area, California, 1975, published by the California Division of Mines and Geology, the majority of the project area is underlain by the Del Mar and Friars geologic formations. These formations have produced diverse and well-preserved marine invertebrate and terrestrial vertebrate fossils and have been assigned a high resource potential. The project would require excavations which could potentially impact

paleontological resources. Disturbance or loss of fossils without adequate documentation and curation would be considered a significant environmental impact. Therefore, a Mitigation, Monitoring and Reporting Program as detailed in Section V of the MND would be implemented. The program requires that a qualified Paleontologist or Paleontological Monitor be present during all excavations that could impact previously undisturbed formations. If significant paleontological resources are discovered, a recovery and documentation program would be implemented. With implementation of the Mitigation, Monitoring and Reporting Program, impacts to paleontological resources would be reduced to a less than significant level.

Transportation

The proposed project would increase the average daily trips in the area by 485. The trips are broken down as follows:

- 50 trips, vehicle repair facility
- 30 trips, vehicle washing bays
- 100 trips, fueling station
- 100 trips, police station
- 30 trips, vehicle deliveries
- 15 trips, community service center and meeting rooms

Traffic impacts may occur if the project would increase traffic hazards to motor vehicles, bicyclists or pedestrians due to non-standard design features (e.g., poor sight visibility, proposed driveways onto an access-restricted roadway). To preclude significant transportation impacts due to the increased traffic proposed by the project and the street configuration the following traffic improvements would be required for this project:

- The proposed access point would be aligned with the existing Elijah Court intersection.
- The existing traffic signal at El Camino Real and Elijah Court would be modified.
- Two outbound lanes and one inbound lane would be provided at the proposed access point onto El Camino Real.
- A standard 250-foot left turn lane with a 120-foot transition would be provided in the northbound to westbound direction at the intersection of El Camino Real and Elijah Court.

These measures would be incorporated into the Mitigation Monitoring and Reporting Program for this project to reduce any impacts to below a level of significance.

During the review of the project the following environmental issues were considered in detail but were determined not to be significant.

Water Quality

Development can lead to water quality degradation through increased sedimentation caused by grading as well as the introduction of urban pollutants through runoff from parking lots and other impervious surfaces into the City's existing storm drain system. In this case, the project would increase the amount of impervious surface at the site with the construction of an approximately 29,018-square-foot facility with 185 parking spaces. The storm drains serving this project site eventually drain into the Los Peñasquitos Lagoon and the Pacific Ocean. The Los Peñasquitos Lagoon is considered to be an impaired water body with non-attainment standards for sedimentation according to the Clean Water Act Section 303(b) list, dated May 19, 1999.

The proposed Northwestern Police Station and Community Center is a design-build project. For this type of project, the City contracts with an architect to prepare preliminary plans, specifications, and elevations, known as "bridging documents." The bridging documents set forth specific criteria that the designer/builder must meet. The criteria include requirements related to water quality, such as the preparation of a water quality technical report and other elements as described below. In addition, the bridging documents must be sufficient to allow an adequate environmental review and Council consideration of the project. If the project is approved by the City Council, funds would be authorized to contract with the designer/builder, who would then prepare the water quality report and the final construction documents. The water quality technical report must identify pollutants of concern and recommend construction and post-construction Best Management Practices (BMPs) designed to reduce the project's contribution to downstream water quality degradation to the maximum possible extent. The report must also include a maintenance program for the BMPs and identify the entities responsible for the maintenance.

In this case the Police Department would be responsible for maintenance of the BMPs. The design builder would be responsible for the following tasks:

- Preparation of a final water quality technical report.
- Preparation of a final storm water pollution prevention plan.
- Design of the site, source and treatment BMPs.
- Preparation of an operation and maintenance manual upon completion of construction.
- Acquisition of a storm water general construction permit from the State.
- Compliance with SUSMP guidelines during construction.
- Post construction BMPs including the site design, filtration and source BMPs such as catch basin inserts, landscaped swale systems, permeable surfaces and hydrodynamic separators prior to discharge.
- Meeting or exceeding the Standard Urban Storm Water Management Permit (SUSMP) requirements to the satisfaction of the City Engineer.

The construction of the project would not be allowed to go forward until the report was reviewed and accepted by the Stormwater Pollution Prevention Division of the City's General Services Department. The acceptance of the report would only occur through compliance with the City's Stormwater Regulations consistent with the City's Municipal Permit and Regional Water Quality Board requirements.

This project would meet or exceed the Standard Urban Stormwater Management Permit (SUSMP) requirement and would include the following permanent BMPs. The wash water from vehicles would be recirculated via a sump and re-used. Fresh water would be gradually added to the system until it reaches equilibrium. Once equilibrium is reached the water would go through an oil and water separator. The captured oil would be disposed of off-site by a pumping company to a suitable location while the water would be discharged to the sewer system. All runoff from the vehicle washing would be fully contained and recycled with zero discharge to the storm drain. The project would also have secondary containment (trench drains), for the vehicle bays so that any materials that could spill would be captured. The trench drains would have an oil/water separator and the captured water would be treated via a tertiary (3 step) system.

Compliance with the City of San Diego's Storm Water Standards would preclude significant water quality impacts.

Health and Public Safety

As previously stated the proposed project would include an oil lubrication station with one-new and one-used 1000-gallon underground oil tank, and a fuel station with two 10,000-gallon double walled unleaded fuel underground tanks, and the City is considering generating a portion of the power on site via natural gas. If this were to be included as part of the project an above ground tank would be required for the gas. These tanks and associated infrastructure would be required to meet the standards established by Assembly Bill 2481 and are regulated as described below:

- The City's Environmental Services Department Underground Storage Tank (UST) group provides direction and oversight for both the underground and above-ground tank structural materials, installation, monitoring, testing, and repair activities. The tanks must be tested yearly.
- The emissions and vapor recovery systems for the tanks and pumps are regulated by the Air Pollution Control District.
- A Hazardous Materials Permit is required by the County Department of Environmental Health for the storage of fuel and new/used oil, transmission fluid, and any other products.
- The transport of fuel is regulated by the Federal Department of Transportation.
- The City Fire Department also issues a permit for the installation of USTs and above-ground storage tanks.

The proposed vehicle maintenance facility includes a paint spraying station. Regulation of this function of the facility would fall under the jurisdiction of the San Diego County Air Pollution Control District. An approved County permit would be required for the construction and operation of the proposed paint spray facility. The County may also require emission inventory plans and plan updates, health risk assessments and risk reduction audits as deemed necessary under their authority for all applicable on-site uses. Compliance with the applicable laws and the level of oversight provided by the regulatory entities named above would preclude significant impacts related to health and safety, including air quality effects.

Land Use

The 1975 Carmel Valley (North City West) Community Plan designated development at this location for an industrial-office park which would provide employment opportunities within this master planned community. The community plan's design concept envisioned that industrial-office buildings set in park-like surroundings would successfully integrate with the adjacent town center and community. The community plan recommended that a precise plan be adopted for this area accompanied by specific criteria for the Industrial-Office Park. Subsequently, the Carmel Valley (North City West) Employment Center Precise Plan was adopted in 1981 for the development of an industrial park which would allow industrial and office and minor commercial uses. The proposed project is consistent with the description for a government office, a use category permitted within the Carmel Valley PDO EC zone. The maintenance facility is permitted as an accessory use since it conforms to the development standards of the EC zone and occupies no more than 25 percent the total gross floor area on the premises.

The westerly slope of this property is designated as enhanced open space by the precise plan and would be conserved through an open space easement. No building or parking has been proposed

within the easement which would be enhanced with additional landscaping. Prior to obtaining a building permit, the proposed project would undergo plan checks to ensure compliance with these and any other applicable Land Development Code regulations. No land use mitigation would be required since no impacts have been identified.

Noise

The proposed project was investigated for potential operational noise impacts from sirens, the vehicle maintenance facility and the on-site emergency generator. According to the Police Department, sirens would not be utilized exiting or entering the station except in extreme emergencies. Maintenance of the police vehicles would only occur within fully enclosed vehicle bays and would be limited to the hours of 6 a.m. to 2:30 p.m. High pressure hoses would be used for washing of vehicles in the two-bay partially enclosed vehicle washing area behind the community service center. The washing facility would not be expected to generate excessive noise.

The on-site generator would be located to the west of the community service center and to the east of the Open Space lot, and approximately 210 feet from the property line at El Camino Real. The generator would be enclosed with thick fiberglass insulation and would produce 77 dB at 21 feet. Since the generator would only be tested once a week during the daytime hours for one hour, the sound level would not exceed the City's Noise Ordinance Standards of 65 dB(A)CNEL for the average sound level over a 24-hour period. Since significant noise impacts have not been identified, noise mitigation would not be required.

V. RECOMMENDATION:

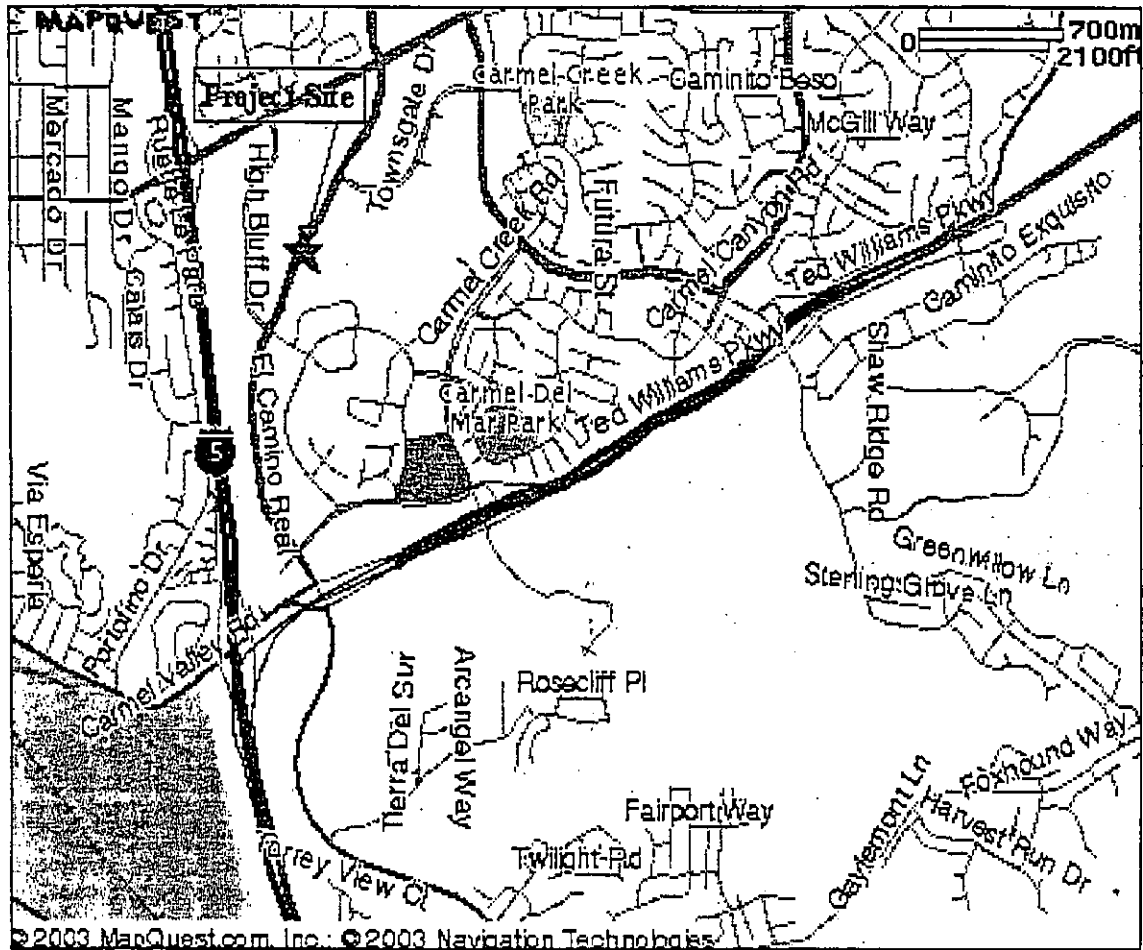
On the basis of this initial evaluation:

- ☐ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Mirrasoul

Attachments: Figure 1 - Location Map
 Figure 2 - Site Map
 Figure 3 - Elevations A & B
 Initial Study Checklist

Replacement



NORTHWEST AREA POLICE STATION AND COMMUNITY SERVICE AREA



LOCATION MAP

Environmental Analysis Section

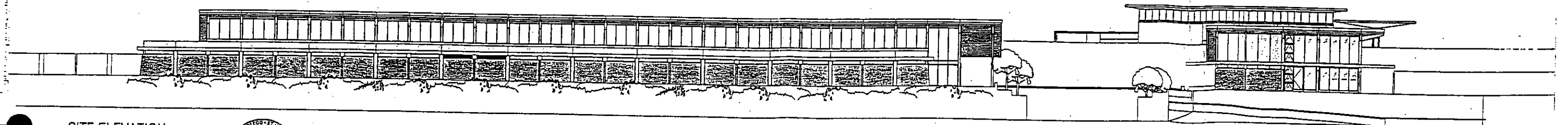
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure

1

- 1 ACCESSIBLE CURB CUT
- 2 CARD READER- GATE CONTROLLER
- 3 FLAG POLE
- 4 MOTORIZED GATE
- 5 PEDESTRIAN RAMP
- 6 PHOTOVOLTAIC PANELS
- 7 CONCRETE SITE WALL
- 8 TRASH ENCLOSURE
- 9 RETAINING WALL- GABION WALL
- 10 RETAINING WALL- CONCRETE
- 11 VISITORS' DIRECTIONAL SIGNAGE
- 12 WROUGHT IRON PERIMETER FENCE
- 13 MECHANICAL EQUIPMENT ENCLOSURE
- 14 ARTIST INSTALLATION

SITE PLAN
SCALE: 1/32"=1'-0"



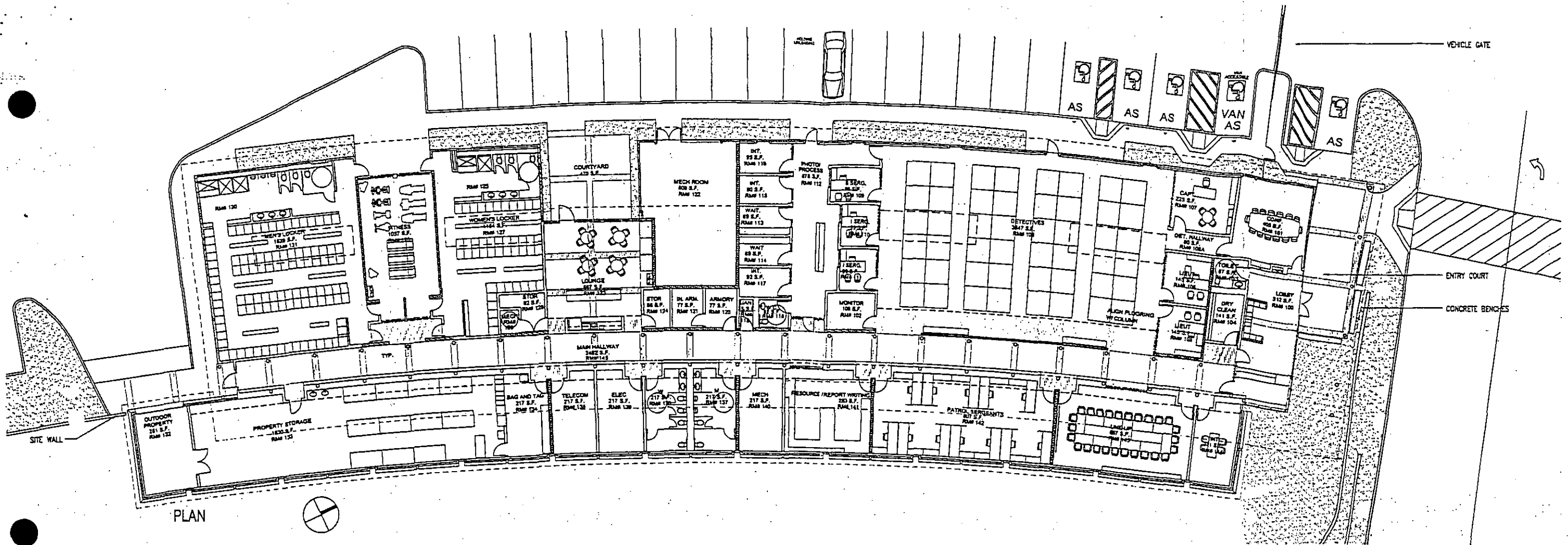
SITE ELEVATION
SCALE: 1/16"=1'-0"



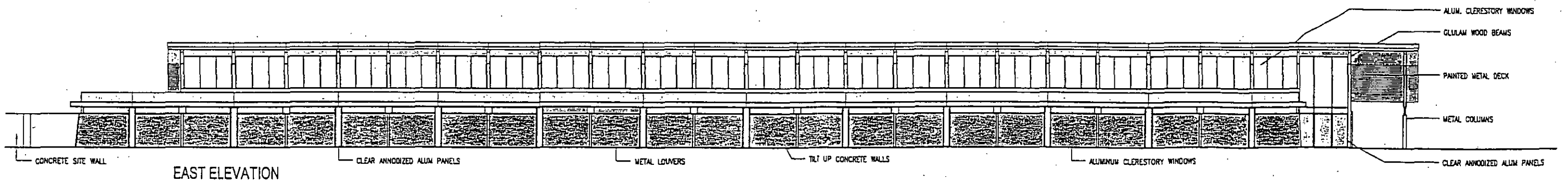
Environmental Analysis Section
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

NORTHWESTERN POLICE STATION AND COMMUNITY SERVICE CENTER
SAFIE RABINES ARCHITECTS SCALE: 1"=30'

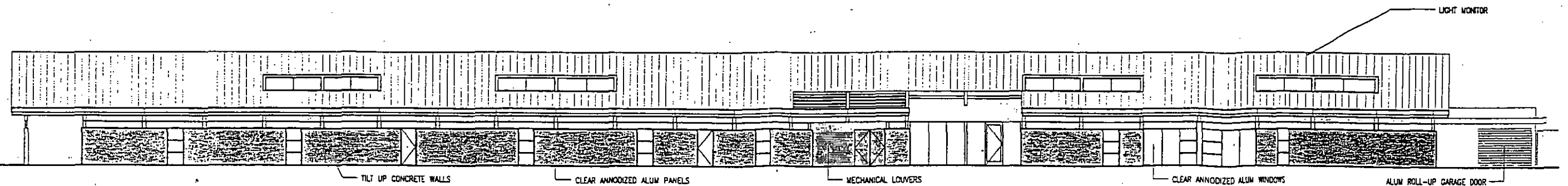




PLAN



EAST ELEVATION



WEST ELEVATION

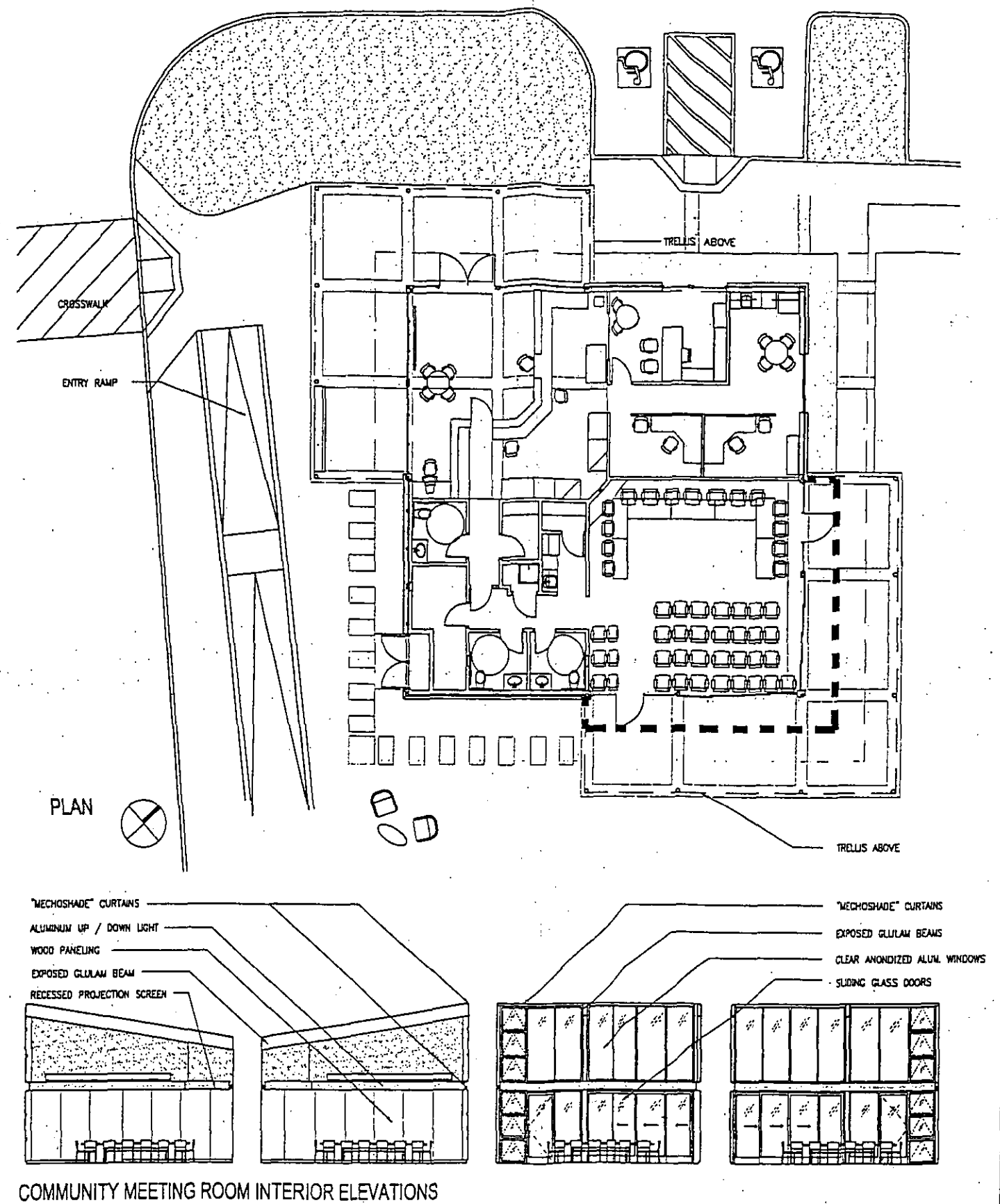
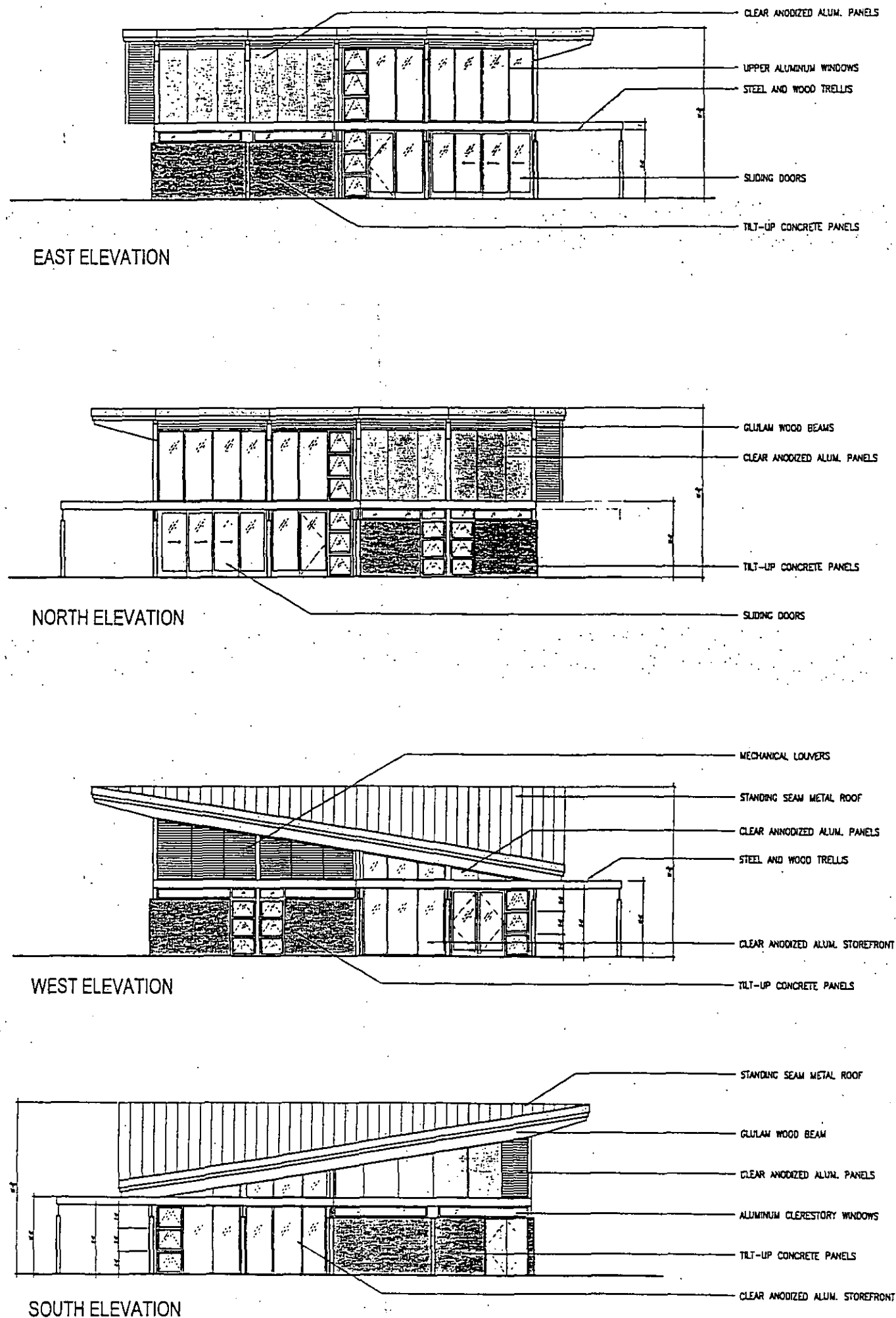
Figure
3A



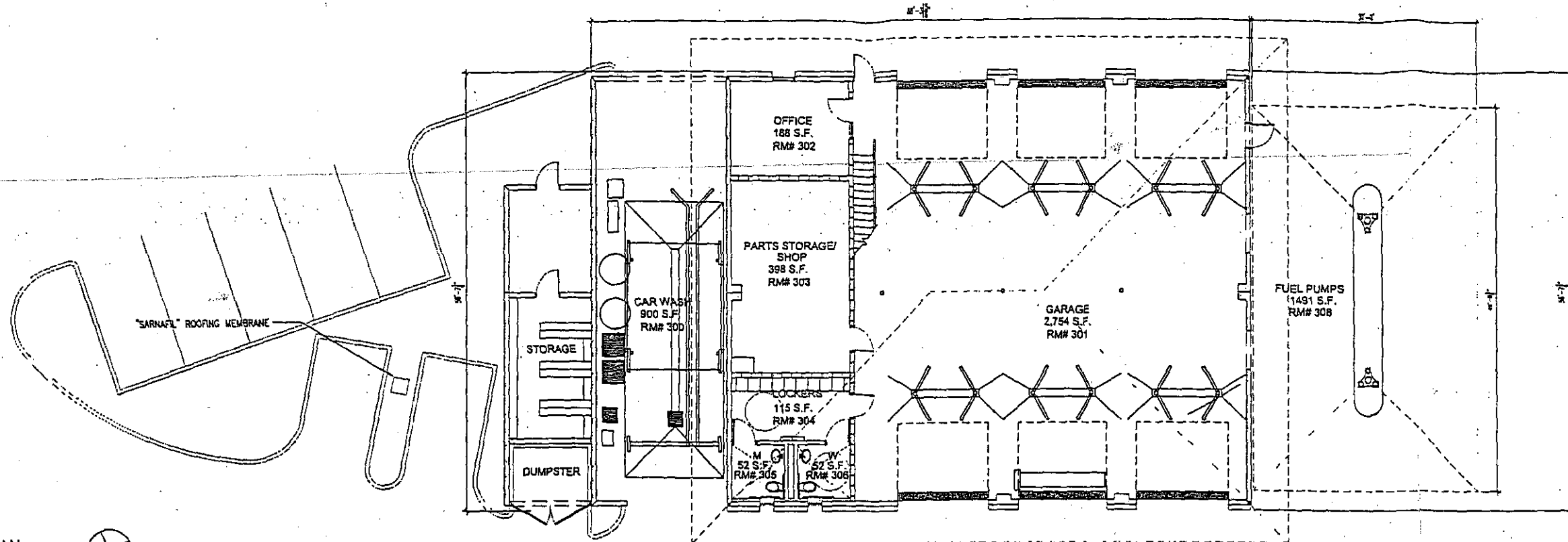
Environmental Analysis Section
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

NORTHWESTERN POLICE STATION AND COMMUNITY SERVICE CENTER
SAFDIE RABINES ARCHITECTS POLICE SUBSTATION SCALE: 3/32"=1'

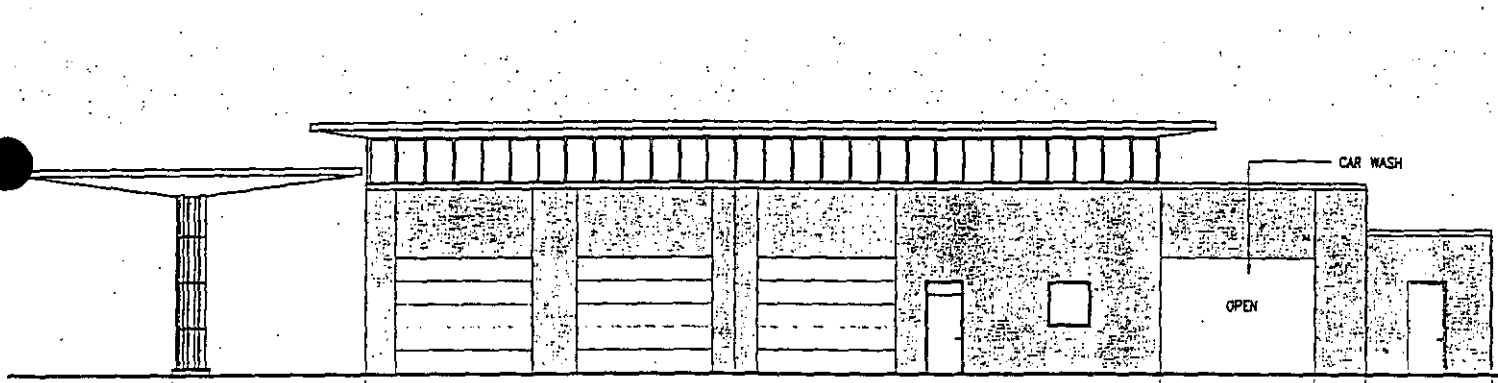
Figure
3B



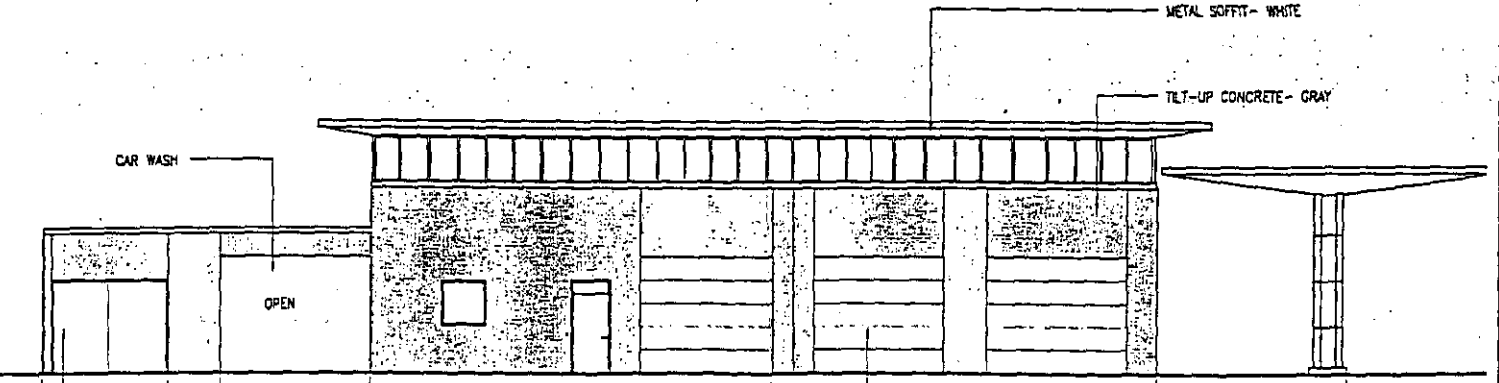
PLAN



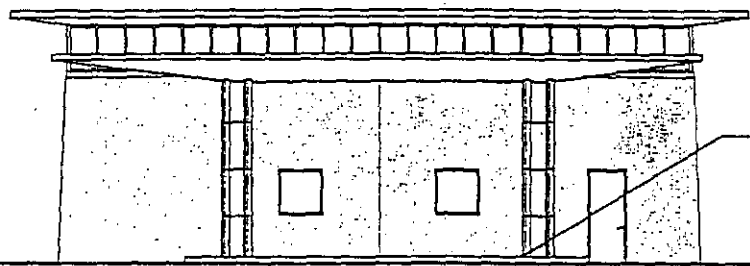
EAST ELEVATION



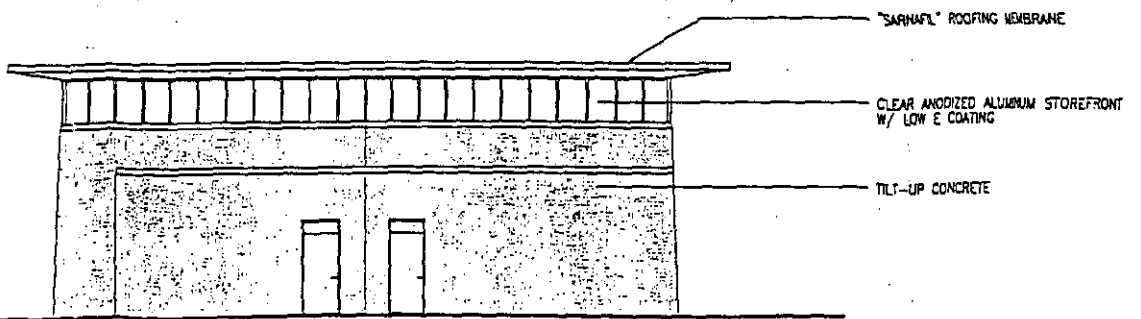
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



Initial Study Checklist

Date: 12/2/03

LDR No.: 360590, Project No. 11891

Name of Project: Northwestern Police Station
and Community Service Center.

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | | | |
|---|---------------|---------------|--------------|
| A. The obstruction of any vista or scenic view from a public viewing area?
<u>Project site is not in or adjacent to any public view corridor.</u> | <u> </u> | <u> </u> | <u> X </u> |
| B. The creation of a negative aesthetic site or project?
<u>The project would incorporate a variety of architectural elements and landscaping to provide visual relief.</u> | <u> </u> | <u> </u> | <u> X </u> |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?
<u>Project site is located in the North City West Employment Center which is zoned for an Industrial Park (IP-1-1). The proposed project would be consistent with the development and design standards for the precise plan.</u> | <u> </u> | <u> </u> | <u> X </u> |
| D. Substantial alteration to the existing character of the area?
<u>See I-C.</u> | <u> </u> | <u> </u> | <u> X </u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>The project would not require the removal of any distinctive trees.</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>The project would require some grading of the existing development pads which was anticipated and considered as part of the approved North City West Employment Center EIR (EQD No. 80-05-35.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>See I-F.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>All exterior lighting would comply with the City's Light Pollution Ordinance.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>The proposed project would comply with all applicable setbacks and height limits.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>The site is in an area designated for the proposed uses.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>The site is not in an agricultural area.</u>	—	—	<u>X</u>
III. AIR QUALITY – Would the proposal:			

	Yes	Maybe	No
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>The building permit would require adherence to construction standards which prevent conflict with or obstruction of any air quality plan. Operation of the facility would be in conformance with all air quality regulations.</u>	—	—	<u>X</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>See III-A.</u>	—	—	<u>X</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>See III-A.</u>	—	—	<u>X</u>
D. Create objectionable odors affecting a substantial number of people? <u>The proposed facility is not anticipated to produce objectionable odors since paint fumes would be regulated by the San Diego County Environmental Health Department.</u>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>Dust would be generated temporarily during construction and would be controlled using standard construction practices.</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>The proposed single-story project is not of a size or mass that would be expected to significantly alter ambient conditions.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>See III-F.</u>	—	—	<u>X</u>

IV. BIOLOGY – Would the proposal result in:

- A. A reduction in the number of any unique,

	Yes	Maybe	No
<p>rare, endangered, sensitive, or fully protected species of plants or animals? <u>No such resources exist on the site.</u></p>	—	—	<u>X</u>
<p>B. A substantial change in the diversity of any species of animals or plants? <u>See IV-A.</u></p>	—	—	<u>X</u>
<p>C. Introduction of invasive species of plants into the area? <u>Landscaping associated with the project would adhere to the City of San Diego Landscape Guidelines.</u></p>	—	—	<u>X</u>
<p>D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>Project is not located in or adjacent to the Multi-Habitat Planning Area.</u></p>	—	—	<u>X</u>
<p>E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>See IV-A.</u></p>	—	—	<u>X</u>
<p>F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>See IV-A.</u></p>	—	—	<u>X</u>
<p>G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>See IV-D.</u></p>	—	—	<u>X</u>
<p>V. ENERGY – Would the proposal:</p>			
<p>A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)?</p>	—	—	<u>X</u>

Yes Maybe No

U.S. Green Building Council's
LEEDS silver standards would
be incorporated into the project.

- B. Result in the use of excessive amounts
of power?
See V-A.

— — X

VI. GEOLOGY/SOILS – Would the proposal:

- A. Expose people or property to geologic
hazards such as earthquakes,
landslides, mudslides, ground failure,
or similar hazards?
Utilization of generally accepted
engineering techniques would prevent
impacts from geologic hazards.

— — X

- B. Result in a substantial increase in wind or
water erosion of soils, either on or off the site?
Project site would be adequately landscaped
to prevent erosion.

— — X

- C. Be located on a geologic unit or soil that is
unstable or that would become unstable as
a result of the project, and potentially result in
on- or off-site landslide, lateral spreading,
subsidence, liquefaction or collapse?
Project site is located in Hazard
Category #52 which is defined as a
favorable geologic structure.

— — X

VII. HISTORICAL RESOURCES – Would the proposal result in:

- A. Alteration of or the destruction of a
prehistoric or historic archaeological
site?
The vacant project site has been
extensively graded precluding the
existence of such resources on the
site.

— — X

- B. Adverse physical or aesthetic effects to a
prehistoric or historic building, structure,
object, or site?
See VII-A.

— — X

Yes Maybe No

- C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object?
See VII-A.

— — X

- D. Any impact to existing religious or sacred uses within the potential impact area?
No such uses currently occur at this project site.

— — X

- E. The disturbance of any human remains, including those interred outside of formal cemeteries?
No such remains were identified.

— — X

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS : Would the proposal:

- A. Create any known health hazard (excluding mental health)?
The project would construct a police station, community service center and vehicle maintenance facility which is not expected to create a health hazard. See Initial Study Discussion.

— — X

- B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials?
The proposed facility's use of hazardous materials would be in conformance with appropriate regulatory agencies. See Initial Study Discussion.

— — X

- C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?
See VIII-B.

— — X

	Yes	Maybe	No
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>Project would adhere to City transportation and Fire Department standards.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>The project site is not included on such a list.</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>See VIII-A.</u>	—	—	<u>X</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>Project would be required to be in compliance with the City's Storm Water Regulations consistent with the City's Municipal Permit and Regional Water Quality Board requirements.</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <u>See IX-A.</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>See IX-A.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)?	—	—	<u>X</u>

Yes Maybe No

The site runoff would be treated before discharge into the City's storm drain system.
Runoff would ultimately drain into the Los Penasquitos Lagoon which is considered an impaired water body.
See IX-A.

- | | | | |
|--|---|---|----------|
| E. A potentially significant adverse impact on ground water quality?
<u>Site runoff wouldn't reach groundwater, as no areas of ponding would result.</u> | — | — | <u>X</u> |
| F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?
<u>See IX-A.</u> | — | — | <u>X</u> |

X. LAND USE – Would the proposal result in:

- | | | | |
|---|---|---|----------|
| A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project?
<u>The project is consistent with the North City West Employment Center Precise Plan.</u> | — | — | <u>X</u> |
| B. A conflict with the goals, objectives and recommendations of the community plan in which it is located?
<u>See X-A.</u> | — | — | <u>X</u> |
| C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area?
<u>The project would not result in a conflict with the City's MSCP. The site is not in or adjacent to the MHPA.</u> | — | — | <u>X</u> |
| D. Physically divide an established community?
<u>The project is consistent with the North City West Employment Center Precise Plan.</u> | — | — | <u>X</u> |

Yes Maybe No

- E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan?

— — X

The project site is not within a CLUP.

XI. NOISE – Would the proposal result in:

- A. A significant increase in the existing ambient noise levels?

— — X

This governmental facility is not expected to generate significant noise. Please see Initial Study.

- B. Exposure of people to noise levels which exceed the City's adopted noise ordinance?

— — X

The project would comply with applicable noise standards including California Noise Insulation Standards (Title 24).

- C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan?

— — X

See XI-B.

XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature?

— X —

Project site is located on the Ardath formation which has a high potential for paleontological resources. See Initial Study. Mitigation is required.

XIII. POPULATION AND HOUSING – Would the proposal:

- A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

— — X

Yes Maybe No

The growth inducing impact of the area's designated uses was considered and fully disclosed in the approved North City West Employment Center EIR (EQD No. 80-05-35).

- B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
No housing would be displaced by this project.

— — X

- C. Alter the planned location, distribution, density or growth rate of the population of an area?
Project is consistent with the North City West Employment Center Precise Plan.

— — X

XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

- A. Fire protection?
Existing services are adequate.

— — X

- B. Police protection?
Project provides a new police station.

— — X

- C. Schools?
N/A

— — X

- D. Parks or other recreational facilities?
N/A

— — X

- E. Maintenance of public facilities, including roads?
See XIV-A.

— — X

- F. Other governmental services?
See XIV-A.

— — X

XV. RECREATIONAL RESOURCES – Would the proposal result in:

- A. Would the project increase the use of

Yes Maybe No

existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

— — X

The proposed police station and community service facility would not have any effect on recreational resources.

B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

— — X

See XV-A.

XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:

A. Traffic generation in excess of specific/ community plan allocation?

— — X

The project would be consistent with the North City West Employment Center Precise Plan.

B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system?

— — X

See XVI-A.

C. An increased demand for off-site parking?

— — X

Adequate parking would be provided for the facility.

D. Effects on existing parking?

— — X

See XVI-C.

E. Substantial impact upon existing or planned transportation systems?

— X —

Mitigation is required. See Initial Study.

F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?

— X —

See XVI-E.

Yes Maybe No

- G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)?

— — X

The project would adhere to the City of San Diego Standard Drawings Manual of Traffic Control for Construction and Maintenance Work Zones, and site design would conform to all City engineering safety standards.

- H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)?

— — X

See XVI-A.

XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:

- A. Natural gas?

— — X

Existing facilities are adequate.

- B. Communications systems?

— — X

See XVII-A.

- C. Water?

— — X

See XVII-A.

- D. Sewer?

— — X

See XVII-A.

- E. Storm water drainage?

— — X

See XVII-A.

- F. Solid waste disposal?

— — X

See XVII-A.

XVIII. WATER CONSERVATION – Would the proposal result in:

- A. Use of excessive amounts of water?

— — X

Typical police station, community service center, and vehicle maintenance facility usage would occur.

Yes Maybe No

- B. Landscaping which is predominantly non-drought resistant vegetation?
Landscaping would comply with the City of San Diego's Landscape Design Manual.

— — X

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

- A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
Paleontological monitoring required to reduce potential impacts to below a level of significance.

— — X

- B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)
No such impacts would occur.

— — X

- C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)
The proposed project would not result in cumulative impacts which had not been anticipated by the adoption of the North City West Employment Center Precise Plan.

— — X

Yes Maybe No

- D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?

— — X

No such impacts would occur.

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

____ City of San Diego Progress Guide and General Plan.

X Community Plan.

____ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources N/A

____ City of San Diego Progress Guide and General Plan.

____ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

____ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

____ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

____ _____

III. Air N/A

____ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

____ Regional Air Quality Strategies (RAQS) - APCD.

____ Site Specific Report: _____

IV. Biology

X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

X City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

____ Community Plan - Resource Element.

____ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.

____ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.

____ City of San Diego Land Development Code Biology Guidelines.

____ Site Specific Report:

V. Energy N/A

VI. Geology/Soils

X City of San Diego Seismic Safety Study.

X U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.

____ Site Specific Report:

VII. Historical Resources

X City of San Diego Historical Resources Guidelines.

X City of San Diego Archaeology Library.

____ Historical Resources Board List.

____ Community Historical Survey: _____

____ Site Specific Reports:

VIII. Human Health / Public Safety / Hazardous Materials

X San Diego County Hazardous Materials Environmental Assessment Listing, 1996.

____ San Diego County Hazardous Materials Management Division

____ FAA Determination

___ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.

___ Airport Comprehensive Land Use Plan.

___ Site Specific Report:

IX. Hydrology/Water Quality

___ Flood Insurance Rate Map (FIRM).

X Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.

X Clean Water Act Section 303(b) list, dated May 19, 1999, http://www.swrcb.ca.gov/tmdl/303d_lists.html.

___ Site Specific Reports:

X. Land Use

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

___ Airport Comprehensive Land Use Plan

___ City of San Diego Zoning Maps

___ FAA Determination

XI. Noise

___ Community Plan

___ San Diego International Airport - Lindbergh Field CNEL Maps.

___ Brown Field Airport Master Plan CNEL Maps.

___ Montgomery Field CNEL Maps.

___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

X City of San Diego Progress Guide and General Plan.

____ Site Specific Report: _____

XII. Paleontological Resources

X City of San Diego Paleontological Guidelines.

X Thomas A. Deméré and Stephen L. Walsh, "Paleontological Resources, County of San Diego," Department of Paleontology, San Diego Natural History Museum, 1993.

X Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

____ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

____ Site Specific Report: _____

XIII. Population / Housing N/A

____ City of San Diego Progress Guide and General Plan.

____ Community Plan.

____ Series 8 Population Forecasts, SANDAG.

____ Other: _____

XIV. Public Services N/A

____ City of San Diego Progress Guide and General Plan.

____ Community Plan.

XV. Recreational Resources N/A

____ City of San Diego Progress Guide and General Plan.

____ Community Plan.

____ Department of Park and Recreation

____ City of San Diego - San Diego Regional Bicycling Map

_____ Additional Resources: _____

XVI. Transportation / Circulation

_____ City of San Diego Progress Guide and General Plan.

X _____ Community Plan.

_____ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

_____ San Diego Region Weekday Traffic Volumes, SANDAG.

_____ Site Specific Report:

XVII. Utilities N/A

_____ _____

XVIII. Water Conservation N/A

_____ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.

000441

REQUEST FOR COUNCIL ACTION

CITY OF SAN DIEGO

1. CERTIFICATE NUMBER
(FOR AUDITOR'S USE ON) 101
12/04

0: CITY ATTORNEY

2. FROM (ORIGINATING DEPARTMENT):
ENGINEERING AND CAPITAL PROJECTS

3. DATE:
10/19/07

4. SUBJECT:
ADVERTISE & AWARD FOR THE CONSTRUCTION OF CARMEL VALLEY SKATE FACILITY

5. PRIMARY CONTACT (NAME, PHONE & MAIL STA.)

Darren Greenhalgh, (619) 980-2984, MS 907

6. SECONDARY CONTACT (NAME, PHONE & MAIL STA.)

Alex Garcia 533-3843 MS 614

7. CHECK BOX IF REPORT TO
COUNCIL IS ATTACHED X

8. COMPLETE FOR ACCOUNTING PURPOSES

FUND	79002				9. ADDITIONAL INFORMATION / ESTIMATED COST:
DEPT.	30244				In-House Eng./Admin \$ 370,000
ORGANIZATION	105				Consultant Design Serv. \$ 291,000
OBJECT ACCOUNT	4117				Construction Estim. \$1,969,000
JOB ORDER	298870				Contingencies \$ 370,000
C.I.P. NUMBER	29-887.0				Less Previously Authorized \$ 341,600
AMOUNT	\$2,659,000				Total Request \$2,659,000

10. ROUTING AND APPROVALS

ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED	ROUTE (#)	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
1	ORIGINATING DEPARTMENT	<i>[Signature]</i>	10/26/07	9	DEPUTY CHIEF	<i>[Signature]</i>	11/1/07
2	PARK & REC	<i>[Signature]</i>	10/31/07	10	COO	<i>[Signature]</i>	11/3/07
3	EAS	<i>[Signature]</i>	11/6/07	11	CITY ATTORNEY	<i>[Signature]</i>	11/9/07
4	EOCP	<i>[Signature]</i>	11-2-07	12	ORIGINATING DEPARTMENT	<i>[Signature]</i>	11/19/07
5	LIAISON OFFICE	<i>[Signature]</i>	11/9/07				
6	FAC. FIN.	<i>[Signature]</i>	11/9/07		DOCKET COORD:	<i>[Signature]</i>	
7	FM / CIP	<i>[Signature]</i>	11/9/07		COUNCIL PRESIDENT	<i>[Signature]</i>	
8	AUDITOR	<i>[Signature]</i>	11/9/07				

11. PREPARATION OF: ☒ RESOLUTION(S) ☐ ORDINANCE(S) ☐ AGREEMENT(S) ☐ DEED(S)

1. The plans and specifications for construction of Carmel Valley Skate Facility, CIP # 29-887.0, as advertised by Purchasing and Contracts and which are on file with the Office of the City Clerk as Document No. _____, are approved: and

11A. STAFF RECOMMENDATIONS:

Approve the resolution(s).

12. SPECIAL CONDITIONS:

COUNCIL DISTRICT(S): (1) Peters

COMMUNITY AREA(S): (5) Carmel Valley

ENVIRONMENTAL IMPACT: The City of San Diego as Lead Agency under CEQA has prepared and completed an ADDENDUM to an MND, Project No 125903, dated June 22, 2007, and Mitigation, Monitoring and Reporting Program covering this activity.

HOUSING IMPACT: NA

ATTACHMENTS: MND and Mitigation Monitoring and Reporting Program

OTHER ISSUES: NA

000442

2. Authorizing the expenditure of \$2,659,000 from CIP # 29-887.0, Carmel Valley Skate Facility, Fund #79002, FBA, for project construction and related expenditures, contingent upon the City Auditor and Comptroller certifying that funds are available; and
3. Authorizing the Mayor to execute a construction contract with the lowest responsible and reliable bidder, and authorizing the City Auditor and Comptroller to return excess budgeted funds to the appropriate reserves; and
4. Certifying that the information contained in the Addendum to the MND Project No. 125903, has been completed in compliance with the California Environmental Quality Act and State CEQA Guidelines, and that said ADDENDUM reflects the independent judgment of the City of San Diego as Lead Agency. Stating for the record that the final ADDENDUM has been reviewed and considered prior to approving the project; certifying the final ADDENDUM; and adopting the Mitigation, Monitoring, and Reporting Program.

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CITY CLERK'S OFFICE
SAN DIEGO, CA

EXECUTIVE SUMMARY SHEET

DATE REPORT ISSUED: October 19, 2007 REPORT NO.:
 ATTENTION: Council President and City Council
 ORIGINATING DEPARTMENT: Engineering and Capital Projects
 SUBJECT: Carmel Valley Skate Facility – Advertise & Award
 COUNCIL DISTRICT(S): (1) Peters
 STAFF CONTACT: Alex Garcia (619-533-3843)

REQUESTED ACTION:

Council approval of the plans, specifications and expenditure of funds from CIP # 29-887.0, for the Carmel Valley Skate Facility (Project) construction and related expenses and authorization to enter into a construction contract with the lowest responsible bidder.

STAFF RECOMMENDATION:

Approve the requested actions.

EXECUTIVE SUMMARY:

The proposed Project will be located at the northwest corner of El Camino Real and Elijah Court next to the new Northwestern Area Police Station at 12780 El Camino Real in the community area of Carmel Valley in Council District 1.

On December 7, 2004, the City awarded a design-build contract for the Northwestern Area Police Station and Community Service Center (CSC) to be constructed at the intersection of El Camino Real and Elijah Court in Carmel Valley, CIP 36-059.0. In the original design-build proposal, this project was to include a CSC. The CSC was eliminated from the project and 15,000 square feet of the site became available for another use.

The community expressed a desire to use this site for a new skate facility. The site is located near the Carmel Valley Community Park. The initial funding of \$50,000 in Fund No. 390662, Sub Area II Planned Developer Impact Fee (PDIF) was approved previously by the Council to allow City staff to study the viability of placing a skate facility at this location.

On January 17, 2007, the City of San Diego executed a consultant agreement with DeLorenzo Inc. to provide the professional services required for the preparation of the construction documents and construction support for the improvements of the project, which include concrete skate facility, restroom/concession building, a spectator area, site lighting for night use and landscape.

This action will allow the Engineering and Capital Projects Department to open bids and proceed with the construction of the Project.

FISCAL CONSIDERATIONS:

Funding for this action is available from Fund No. 79002, Carmel Valley North Facilities Benefit Assessment.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

On August 1, 2005, City Council adopted Resolution R-300716 amending Fiscal Year 2006 Capital Improvement Program by adding CIP No. 29-887.0, Carmel Valley Skate Facility and increasing the budget amount by \$50,000 and approving expenditure of \$50,000 from Fund No. 390662, Sub Area II PDIF, for the initiation of this project.

On September 26, 2006, City Council adopted Resolution R-301929 amending Fiscal Year 2007 Capital Improvements Program by increasing the budget amount by \$400,000 and authorizing the expenditure of \$400,000 contingent upon award of consultant contract from Fund No. 79002, Carmel Valley North Facilities Benefit Assessment (FBA), for the design of this Project.

On January 31, 2007 Council adopted Resolution R-302260 authorizing the execution of a consultant agreement with DeLorenzo Inc. for the design of the Project.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

On July 27, 2004 the Carmel Valley Community Planning Board (CVCPB) voted unanimously to remove the community service Center from the Police Station design due to the cost exceeding what was available in the Facilities Benefit Assessment.

On May 10, 2005 the CVCPB appointed a Skate Facility Subcommittee to discuss the idea of a skate facility as a response to several community requests.

On September 12, 2006 the CVCPB voted unanimously to support the allocation of \$400,000 of FBA for the Skate Facility.

The project design has been approved by the following:

CVCPB – 3/13/07, Design review Committee- 4/11/07, Park & Rec. Board 5/17/07.

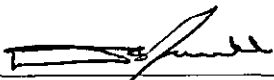
KEY STAKEHOLDERS AND PROJECTED IMPACTS:

Carmel Valley Recreation Council

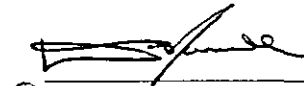
Carmel Valley Community Planning Board (CVCPB)

Carmel Valley Skate Park Focus Group as Subcommittee of CVCPB

Prime Consultant: DeLorenzo, Inc., Sub-Consultants: Site Design Group, Inc. , Arc Pac, Inc., Burkett & Wong, Edaw, BSE Engineering, Darnell & Associates, Geocon, Inc.



David Jarrell, Interim Director
Engineering and Capital Projects



Richard Haas
Deputy Chief of Public Works



000445

State of California - The Resources Agency

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF FISH AND GAME

<http://www.dfg.ca.gov>

Environmental Review and Permitting

1416 Ninth Street, Suite 1260

Sacramento, California 95814

**CEQA Filing Fee No Effect Determination Form**

Applicant Name: City of San Diego
Alexandra Corsi

Date Submitted: July 16, 2007

Applicant Address: 1010 Second Ave, Suite #1400, San Diego, CA 92101

Project Name: Carmel Valley Skate Facility

CEQA Lead Agency: City of San Diego

CEQA Document Type: (ND, MND, EIR) Addendum No. 125903 to MND

SCH Number and/or local agency ID number: N/A

Project Location: 12600 El Camino Real, San Diego, CA 92130

Brief Project Description: The project scope is for the construction of approximately 15,000 concrete skate facility, a 500 square foot restroom/concession building and a 400 square foot shade pavilion. The project will include ADA accessibility, site lighting for night use and landscape. The project site was previously graded when the adjacent project, Northwestern Police Station was built.

Determination: Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

DFG Approval By: Leslee Newton Reed Date: 8-30-07

Title: Environmental Scientist

Conserving California's Wildlife Since 1870

000447

NOTICE OF DETERMINATION

TO: X Recorder/County Clerk
P.O. Box 1750, MS A33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2422

FROM: City of San Diego
Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101

 Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

Project Number: 125903

State Clearinghouse Number: N/A

Permit Number: N/A

Project Title: Carmel Valley Skate Facility

Project Applicant: City of San Diego-Engineering and Capital Projects/Architectural Engineering and Parks, contact Alexandra Corsi (619) 533-3149 1010 Second Avenue Suite #1400, San Diego, CA, 92101.

Project Location: 12600 El Camino Real in the Carmel Valley Community Plan in the City and County of San Diego.

Project Description: The proposed project would entail the construction of a 15,000 square-foot skate facility, a 500 square-foot restroom/concession building, and a 400 square-foot shade pavilion

This is to advise that the City of San Diego City Council on approved the above described project and made the following determinations:

1. The project in its approved form will, X will not, have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
X An addendum to the Mitigated Negative Declaration Project No. 11891 was prepared for this project pursuant to the provisions of CEQA.

Record of project approval may be examined at the address above.

3. Mitigation measures X were, were not, made a condition of the approval of the project.

It is hereby certified that the final environmental report, including comments and responses, is available to the general public at the office of the Land Development Review Division, Fifth Floor, City Operations Building, 1222 First Avenue, San Diego, CA 92101.

Analyst: Jeffrey Szymanski

Telephone: (619) 446-5324

Filed by:

Signature

Title

Reference: California Public Resources Code, Sections 21108 and 21152.

RESOLUTION NUMBER R-_____

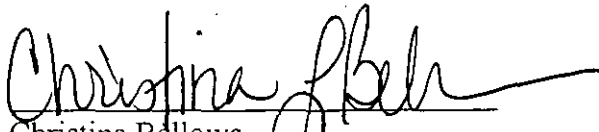
DATE OF FINAL PASSAGE _____

BE IT RESOLVED, by the Council of the City of San Diego as follows:

1. That the plans and specifications for the construction of the Carmel Valley Skate Facility [Project], filed in the office of the City Clerk as Document No. _____, are approved.
2. That, after advertising for bids in accordance with law, the Mayor or his designee is authorized to execute a construction contract with the lowest responsible and reliable bidder for the Project, contingent upon the City Auditor and Comptroller first furnishes one or more certificates certifying that the funds necessary for expenditure are, or will be, on deposit with the City Treasurer.
3. That the expenditure of an amount not to exceed \$2,659,000 from CIP No. 29-887.0, Carmel Valley Skate Facility, Fund No. 79002, Carmel Valley North Facilities Benefit Assessment, is authorized solely and exclusively for the purpose of providing funds for the Project and related costs, provided that the City Auditor and Comptroller first furnishes one or more certificates certifying that the funds are, or will be, on deposit with the City Treasurer.
4. That the City Auditor and Comptroller is authorized, upon advice from the administering department, to transfer excess budgeted funds, if any, to the appropriate reserves.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By


Christina Bellows
Deputy City Attorney

CLB:sc

11/19/07

Aud.Cert.:N/A

Or.Dept:E&CP

R-2008-438

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

BE IT RESOLVED, by the Council of the City of San Diego [The Council], that the Addendum to Mitigated Negative Declaration Project No. 125903, for the Carmel Valley Skate Facility [Project], on file in the office of the City Clerk, has been completed in compliance with the California Environmental Quality Act of 1970 (California Public Resources Code section 21000 et seq.), as amended, and the State guidelines thereto (California Code of Regulations section 15000 et seq.).

BE IT FURTHER RESOLVED, that the Addendum to the Mitigated Negative Declaration reflects the independent judgment of the City of San Diego as Lead Agency and that the information contained in the report, together with any comments received during the public review process, has been reviewed and considered by this Council in connection with the approval of the Project.

BE IT FURTHER RESOLVED, that the City Council finds that revisions to the Project now mitigate potentially significant effects on the environment previously identified in the Initial Study and therefore, that said Addendum to Mitigated Negative Declaration, Project No. 125903 a copy of which is on file in the office of the City Clerk and incorporated by reference, is approved.

BE IT FURTHER RESOLVED, that the Council hereby adopts the Addendum to the Mitigated Negative Declaration, Project No. 125903.


BE IT FURTHER RESOLVED, that pursuant to California Public Resources Code section 21081.6, the City Council adopts the Mitigation Monitoring and Reporting Program, or

alterations to implement the changes to the project as required by this body in order to mitigate or avoid significant effects on the environment, a copy of which is attached hereto, as Exhibit A, and incorporated herein by reference.

BE IT FURTHER RESOLVED, that the City Clerk is directed to file a Notice of Determination [NOD] with the Clerk of the Board of Supervisors for the County of San Diego regarding the above project.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By


Christina Bellows
Deputy City Attorney

CB:sc
11/19/07
Aud.Cert.:N/A
Or.Dept:E&CP
R-2007-439

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

EXHIBIT A
MITIGATION MONITORING AND REPORTING PROGRAM
Carmel Valley Skate Facility
Addendum to Mitigated Negative Declaration
Project No. 125903

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with California Public Resources Code section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. The City of San Diego, Engineering and Capital Projects Department and the Development Services Department are jointly responsible for ensuring that this program is carried out.

V. ENVIRONMENTAL ANALYSIS:

Transportation

The analysis of the Northwestern Police Station and Community Center project determined that because the proposed project was increasing the average daily trips in the area mitigation would be required. In the course of the construction of the police station and the vehicle maintenance facility the transportation mitigation measures from section V. of MMRP 11891 were implemented. LDR-Transportation determined that by changing the use from a community center to a skate park no new transportation impacts would occur; therefore, no further mitigation would be required.

Paleontology

According to the Geology of the San Diego Metropolitan Area, California, 1975, published by the California Division of Mines and Geology, the majority of the project area is underlain by the Del Mar and Friars geologic formations. These formations have produced diverse and well-preserved marine invertebrate and terrestrial vertebrate fossils and have been assigned a high resource potential. Because the project is proposing further exaction potential impacts to paleontological resources could occur. Disturbance of loss of fossils without adequate documentation and curation would be considered a significant environmental impact. Therefore, the Mitigation, Monitoring and Reporting Program detailed in Section V of the MND 11891 would be implemented. The program requires that a qualified Paleontologist or Paleontological Monitor be present during all excavations that would impact previously undisturbed formations. If significant paleontological resources are discovered, a recovery and documentation program would be implemented. With implementation of the Mitigation, Monitoring and Reporting Program, impacts to paleontological resources would be reduced to a less than significant level.

Health and Public Safety

The originally approved project included an oil lubrication station with one-new and one-used 1000 gallon underground oil tank, and a fuel station with two 10,000-gallon double walled unleaded fuel underground tanks, and the City is considering generating a portion of the power on site via natural gas. If this were to be included as part of the project an above ground tank would be required for the gas. These tanks and associated infrastructure would be required to meet the standards established by Assembly Bill 2481 and are regulated as described below:

- The City's Environmental Services Department Undergrounding Storage Tank (UST) the group provides direction and oversight for both the underground and above-ground tank structural materials, installation, monitoring, testing, and repair activities. The tanks must be tested yearly.
- The emissions and vapor recovery systems for the tanks and pumps are regulated by the Air Pollution Control District.
- A Hazardous Materials Permit is required by the County Department of Environmental Health for the storage of fuel and new/used oil, transmission fluid, and any other products.
- The transport of fuel is regulated by the Federal Department of Transportation.
- The City Fire Department also issues a permit for the installation of UST's and above-ground storage tanks.

The proposed vehicle maintenance facility includes a paint spraying station. Regulation of this function of the facility would fall under the jurisdiction of the San Diego County Air Pollution Control District. An approved County permit would be required for the construction and operation of the proposed paint spray facility. The County may also require emission inventory plans and plan updates, health risk assessments and risk reduction audits as deemed necessary under their authority for all applicable on-site uses. Compliance with the applicable laws and the level of oversight provided by the regulatory entities named above would preclude significant impacts related to health and safety, including air quality effects.

RESOLUTION NUMBER R-301929

DATE OF FINAL PASSAGE SEPTEMBER 29, 2006

A RESOLUTION OF THE CITY COUNCIL INCREASING
THE BUDGET FOR CARMEL VALLEY SKATE PARK;
TRANSFERRING AND EXPENDING FUNDS; AND FINDING
NO ENVIRONMENTAL IMPACT BY THIS ACTION

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That in accordance with the Annual Appropriation Ordinance, the City Auditor and Comptroller is authorized to amend the Fiscal Year 2007 Capital Improvements Program budget to increase CIP 29-877.0, Carmel Valley Skate Park, by the amount of \$400,000.

2. That the appropriation and expenditure of an amount not to exceed \$400,000 from Fund No. 79002, Carmel Valley North Facilities Benefit Assessment, CIP 29-887.0, Carmel Valley Skate Park, is authorized, solely and exclusively to provide funds for project design including consultant costs, City staff costs, and other associated costs.

3. That the expenditure of funds for the consultant is contingent on subsequent award of the consultant contract by the City Council.

4. That this activity is not a project and therefore is not subject to the California Environmental Quality Act pursuant to CEQA Guidelines section 15060(c)(3).

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By

Peter A. Mesich
Deputy City Attorney

PAM:cfq
08/08/06
Aud.Cert:2700079
Or.Dept:Park&Rec
R-2007-117

I hereby certify that the foregoing resolution was passed by the Council of the City of San Diego,
at its meeting of September 26, 2006..

ELIZABETH S. MALAND, City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor

RESOLUTION NUMBER R-300716

ADOPTED ON AUGUST 1, 2005

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO AUTHORIZING INITIATION FUNDING FOR THE
CARMEL VALLEY SKATE PARK.

WHEREAS, on December 7, 2004, the City awarded a design-build contract for the Northwestern Area Police Station and Community Service Center [CSC] to be constructed at the intersection of El Camino Real and Elijah Ct. in Carmel Valley, CIP No. 36.059.0; and

WHEREAS, in the original design-build proposal, this project was to include a CSC; and

WHEREAS, the CSC would have occupied approximately 25,000 square feet of the site, however, based on the escalating cost of the construction for the police station, the CSC was eliminated from the project; and

WHEREAS, when CSC was eliminated from the Northwestern Area Police Station project, the land became available for an alternate City facility, and the community has expressed a desire in using this site to develop a new skate park; and

WHEREAS, the site is located near the Carmel Valley Community Park and this initial funding will allow the Park and Recreation Department to study the viability of placing a skate park at this location; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the Fiscal Year 2006 Capital Improvement Program is amended by adding CIP No. 29.887.0, Carmel Valley Skate Park.

2. That the Fiscal Year 2006 Capital Improvement Program Budget is amended by increasing the budget amount by \$50,000 in CIP No. 29-887.0, Carmel Valley Skate Park in Fund No. 390662, Sub Area II PDIF.

3. That the City Auditor and Comptroller is authorized to appropriate and expend an amount not to exceed \$50,000 from CIP No. 29-887.0, Carmel Valley Skate Park in Fund No. 390662, Sub Area II PDIF, for the initiation of this project.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By

Shannon M. Thomas
Deputy City Attorney

SMT:als
06/27/05
Or.Dept:Park&Rec.
Aud.Cert:2501096
R-2005-1218
MMS#2006

RESOLUTION NUMBER R- 302260DATE OF FINAL PASSAGE JAN 17 2007

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO AUTHORIZING THE EXECUTION OF THE CONSULTANT AGREEMENT WITH DELORENZO INCORPORATED FOR PROFESSIONAL SERVICES FOR CARMEL VALLEY SKATE FACILITY IN THE CARMEL VALLEY COMMUNITY PLAN AREA.

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. That the Mayor or his designee is hereby authorized to execute a consultant agreement [Agreement] with DeLorenzo, Incorporated, for professional services for the Carmel Valley Skate Facility [Project] under the terms and conditions set forth in the Agreement on file in the office of the City Clerk as Document No. RR 302260.

2. That the Auditor and Comptroller is authorized to expend an amount not to exceed \$291,000 from CIP No. 29-887.0, Carmel Valley Skate Facility, Fund No. 79002, Carmel Valley North Facilities Benefit Assessment, for the purpose of providing funds for the Project, provided the City Auditor first furnishes a certificate certifying that funds necessary for the expenditure are, or will be, on deposit with the City Treasurer.

3. That the City Auditor and Comptroller, upon advice from the administering department, are authorized to transfer excess funds, if any, to the appropriate reserves.

4. That this activity is not a "project" and is therefore not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15060(c)(3). This determination is predicated on Section 15004 of the Guidelines, which provides direction to

lead agencies on the appropriate timing for environmental review. Any construction activities related to the skate facility will require environmental review under the provisions of CEQA.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By Christina L. Bellows
Christina L. Bellows
Deputy City Attorney

CLB:sc
12/20/06
Aud.Cert.: AC 2700371
Or.Dept:E&CP
R-2007-671

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of JAN 09 2007

ELIZABETH S. MALAND
City Clerk

By [Signature]
Deputy City Clerk

Approved: 1.17.07
(date)

[Signature]
JERRY SANDERS, Mayor

Vetoed: _____
(date)

JERRY SANDERS, Mayor